

**BOROUGH OF CONSHOHOCKEN**  
**MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE BOROUGH OF CONSHOHOCKEN, MONTGOMERY COUNTY, COMMONWEALTH OF PENNSYLVANIA, AMENDING THE CODE OF ORDINANCES OF THE BOROUGH OF CONSHOHOCKEN, CHAPTER 27 ZONING, PART 22 SP-4 SPECIALLY PLANNED DISTRICT FOUR, BY AMENDING THE SIGN REGULATIONS FOR THE DISTRICT; REPEALING PRIOR INCONSISTENT ORDINANCES OR PART OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, the Borough Council of the Borough of Conshohocken is duly empowered by the Borough Code to enact certain regulations relating to the public health, safety and welfare of the citizens of the community of the Borough of Conshohocken; and

**WHEREAS**, the Borough Council of the Borough of Conshohocken has adopted a comprehensive Borough Zoning Ordinance, in accordance with the provisions of Article VI of the Pennsylvania Municipalities Planning Code; which same Ordinance is intended to provide for the orderly development and redevelopment of the Borough; and

**WHEREAS**, the Borough Council has determined that amending the SP-4 Specially Planned District Four, as provided herein, to address signage on buildings over a certain height where at least 95% of the building is allocated to a single principal user is in the best interest of the Borough .

**NOW THEREFORE**, be it **RESOLVED** and it is hereby **RESOLVED** by the Council of the Borough of Conshohocken as follows:

**SECTION 1.**

The Borough of Conshohocken Zoning Ordinance, Part 22 *SP-4 Specially Planned District Four*, subsection section 27-2205 *Signage Standards* is hereby amended by repealing section 27-2205 in its entirety and replacing it with the following provisions:

Buildings in the SP-4 District shall have signage which meets the requirements set forth in § **27-2109**, Signs Permitted in the Specially Planned Districts, except as set forth below for a unified development:

- A. One wall sign for the principal use of a building is permitted to be a maximum of 150 square feet in size on a building greater than 100 feet in height.

- B. A second wall sign of up to 150 square feet in size is permitted for buildings greater than 100 feet in height and located on corner lots, so long as it is located on a second wall (*i.e.*, one sign per wall).
- C. Each accessory first floor use is allowed one sign which meets the requirements set forth in § 27-2108, Signs Permitted in the Commercial and Industrial Districts.
- D. Signage adjacent to or across the road from residential uses or residential zoning districts shall not be lighted.
- E. The term "building" as used in this section shall exclude parking garages.
- F. For buildings of 180 feet or more in height, where 95% of the building is allocated to a single principal user (*e.g.* leased to a single tenant) the following sign regulations shall apply, in place of those regulations set forth in subsections A through C of this section:
  - i. For wall signs located more than 150 feet above average grade level of the building, one wall sign for the principal use of the building is permitted to be a maximum of 500 square feet in size, provided that no individual letter, image, character, graphic or other individual component of the sign is greater than 75 inches in height or width.
  - ii. In addition to the wall sign permitted by subsection F.i, additional signage shall be permitted only for buildings located on corner lots, and shall be limited to one of the following two options:
    - (a) one additional wall sign (for a total of 2 wall signs on the building) of up to 150 square feet in size, provided that no individual letter, image, character, graphic or other individual component of the sign is greater than 75 inches in height or width. The additional wall sign shall be located on a different wall from the sign permitted by subsection F.i (*i.e.* one sign per wall); or
    - (b) two additional wall signs (for a total of 3 wall signs on the building) of an aggregate size not exceeding 150 square feet in size, provided that no individual letter, image, character, graphic or other individual component of the sign is greater than 75 inches in height or width. The additional wall signs shall be located on a different wall from the sign permitted by subsection F.i and from each other (*i.e.* one sign per wall).
  - iii. The regulations of subsections D and E shall apply to all signs permitted by this subsection F.

- iv. For purposes of determining whether 95% of the building is “allocated” to a single principal user, common areas within leased buildings shall be “allocated” to a single principal user if the user’s proportionate share of the right to and/or responsibility for (including financial responsibility in the form of common area maintenance or similar charges) the common areas is 95% of the total right/responsibility for the common areas as shared across all tenants of a fully leased building, or as would be shared across all tenants of the building if the building was fully leased.
- v. For buildings covered by this subsection F, if 95% of the building is no longer allocated to a single principal user (e.g. no longer leased to a single tenant), the signage permitted by this subsection F shall be removed. Signage permitted by this subsection F may not be replaced (even if of similar kind and size) with signage for a tenant that, under lease or similar agreement, is allocated less than 95% of the building. Instead, the new tenant(s) shall be subject to subsections A through E. The owner of a building covered by this subsection F shall immediately inform the Borough if 95% of the building is no longer allocated to a single principal user. For purposes of this subsection F.v, a portion of the building shall be deemed “no longer allocated to a single principal user” even if the principal user retains an interest/responsibility under a sub-lease or similar agreement.

## **SECTION 2. REPEALER**

Any and all other Ordinances or parts of Ordinances in violation or in conflict with the terms, conditions and provisions of this Ordinance are hereby repealed to the extent of such irreconcilable conflict.

## **SECTION 3. SAVINGS CLAUSE**

The terms, conditions and provisions of this Ordinance are hereby declared to be severable, and, should any portion, part or provision of this Ordinance be found by a court of competent jurisdiction to be invalid, non-enforceable or unconstitutional, the Council hereby declares its intent that the Ordinance shall have been enacted without regard to the invalid, non-enforceable, or unconstitutional portion, part or provision of this Ordinance.

**SECTION 4. EFFECTIVE DATE**

This Ordinance shall become effective as provided under the Borough Code, 8 Pa.C.S. § 101, *et seq.*

ORDAINED and ENACTED an ordinance of the Borough of Conshohocken this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

BOROUGH OF CONSHOHOCKEN

\_\_\_\_\_  
COLLEEN LEONARD, COUNCIL PRESIDENT

ATTEST:

\_\_\_\_\_  
SECRETARY

Approved this \_\_\_\_\_ day of \_\_\_\_\_,  
2021

\_\_\_\_\_  
YANIV ARONSON, MAYOR